

LINCOLN PLANNING BOARD

SEPTEMBER 24, 2008

APPROVED

The regular meeting of the Planning Board was held on Wednesday, September 24, 2008, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Vice Chairman Olean called the meeting to order at 7:03 p.m. The following members were present: Gerald Olean, Kenneth Bostic, John Hunt, Greg Mercurio, Jr., Michael Reilly, and Wilfred Ordonez. Also in attendance were Town Planner Albert Ranaldi, Town Engineer N. Kim Wiegand and Joelle C. Sylvia for the Town Solicitor. Russell Hervieux kept the minutes.

Vice Chairman Olean advised that six members were present; have quorum.

CONSENT AGENDA

Vice Chairman Olean reminded members that consent agenda has six zoning applications, staff reports and two final plan approvals. A consent agenda is normally voted on in total unless a member motions to remove an item.

Motion was made by member Mercurio to accept the consent agenda

as presented was seconded by member Reilly. Motion was approved by all members.

MAJOR SUBDIVISION REVIEW

a. Kirkbrae Ledges Subdivision–Phase 11 AP 32 Lot 45 Master Plan Extension

Kirkbrae Ledges, LLC Lancers Lane & Hemlock Road

Mr. Ranaldi stated that this is a subdivision that is under the 2005 Subdivision Regulations. The applicant received master plan approval on October 26, 2006 and an extension until October 26, 2008. The applicant is before the Board seeking another master plan extension. This is a very complicated site with a great deal of wetlands involved. The applicant has submitted a copy of the RIDEM schedule to show that this project is still tied up in wetlands approvals. The TRC reviewed their application and felt it was reasonable to allow an additional year extension until October 26, 2009.

John Mancini, attorney for the applicant spoke to the Board. The applicant is requesting an additional year to continue pursuing the RIDEM approvals. The applicant is working with RIDEM and respectfully requests an additional one year extension until October 26, 2009. Member Mercurio questioned whether the request for the extension is solely a RIDEM issue. Attorney Mancini responded that

the RIDEM is the main issue and any other issues can not be dealt with until these approvals are in place.

Motion made by member Mercurio to approve a one year extension of the master plan until October 26, 2009 was seconded by member Hunt. Motion was approved by all members.

Motion was made by member Bostic to amend the Planning Board agenda to have item 4d, Great Road Realty Subdivision, be the next item for consideration and was seconded by member Mercurio. Motion was approved by all members.

**d. Great Road Realty Subdivision AP 23 Lot 51 Master Plan
Great Road Realty, LLC Great Road Discussion/Approval**

Mr. Ranaldi stated that this application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into 4 residential lots. The proposed lots will have access off Great Road and public water and sewer is available. The subject property is located within two zoning districts, the front is in RS-20 and the rear is in RA-40. All lots are at least one acre in size. This application was elevated to a major subdivision due to the need of a zoning variance on the existing house located on lot one. This application received a certificate of completeness on September 16, 2008 and the Board has until January 14, 2009 to make a decision. The TRC and the Engineering Division reviewed this application and had a few

concerns. The site plan does not detail the buildable lot area for each lot which should be noted on future plans. The property has significant ridges of ledge along Great Road which may require blasting. If blasting is required then a pre-blast survey would be required. Traffic and line of sight concerns were noted by the Town Engineer. There may be a need to remove some ledge for the line of sight to work. The public sewer and water connections are on Great Road but we have not received official letters of availability. The applicant would be responsible for acquiring an indirect connection permit from Narragansett Bay Commission. Great Road has no drainage systems. The majority of this property drains towards existing wetlands. The new house lots have proposed on-site drywells. The property contains wetlands on the southern end in the area of the existing house. Based on this master plan submission, the TRC feels the concerns are minor in nature. Therefore the TRC recommends that this application advance to a Public Informational meeting at next month's meeting.

John Mancini, Attorney for the applicant spoke to the Board. Mr. Mancini stated that this application is for the creation of four lots from one lot all of which are serviced by public utilities. This applicant is willing to work with the Town in regards to whatever ledge areas may need to be removed as part of this application. If blasting is required, this applicant will follow all State laws and State Fire Marshal instructions as to the procedures for such. Mr. Ranaldi stated that the TRC will recommend that any blasting done for line of

sight be completed before going to final plan approval.

Daniel Campbell, Level Design Group, engineer for the applicant made a presentation to the Board. Mr. Campbell stated that sight distance investigation was performed by his company on July 10, 2008. The investigation showed that lots 1, 2 and 3 had adequate sight distance from south to north. The one lot with inadequate sight distance is lot 4. The north sight distance is adequate at 650 feet. The south sight distance is inadequate at 191 feet where 250 feet is required. These distances are based on a 35 mile per hour roadway. Mr. Campbell stated that the sight distance could be corrected without removing ledge but just vegetation on the easterly side of Great Road.

Town Engineer N. Kim Wiegand spoke on this issue of line of sight. Ms. Wiegand stated that normally line of sight is taken at fifteen feet from edge of roadway. Mr. Campbell stated that his company went approximately twelve feet from edge of roadway. Vice Chairman Olean stated that if the measurement should be at fifteen feet then that is what should be supplied at the next level.

Motion was made by member Bostic to move this application to a Public Informational meeting in October was seconded by member Mercurio. Motion was approved by all members.

b. Robertson Subdivision AP 23 Lot 4 Public Hearing – 7:15 PM

Robert & Jean Robertson Great Road Preliminary Plan

Discussion/Approval

Vice Chairman Olean called the Public Hearing to order at 7:21 pm. Roll call of the abutters list was read by the recording secretary. There were no responses to the reading of the abutters list. Vice Chairman Olean called for any other abutters in the audience whose name was not read be recognized. No responses were given.

Mr. Ranaldi stated that this application is under the 2005 Subdivision Regulations. This application represents the subdivision of one lot into three residential lots. This project is classified as a major subdivision because a dimensional zoning variance is required for an existing house on the property. Zoning relief has been granted by the Zoning Board. This applicant is before the Board tonight at preliminary plan level. The Board has until November 11, 2008 to make a decision. The main issue with this application is the sight distance. Level Design Group has submitted a sight distance field measurement report. The report found that there is some ledge in the line of sight. This ledge would need to be removed preferably before final plan is granted. There are some wetlands to the rear of the property. The wetlands do not seem to impede the development of each new lot. The Lincoln Water Commission recommends that the applicant install a meter pit with backflow from the front property line then abandon the existing well. The applicant is proposing to connect to public sewers in Great Road. The TRC recommends

approval with conditions of this preliminary plan. There are (7) conditions the TRC is recommending.

1. Upgrade existing water service to 1011 Great Road. This involves the installation of a meter pit with backflow and abandon the existing well.
2. Connect the existing house to public sewers.
3. The development must obtain NBC approval for the proposed sewer connections of all three lots.
4. Remove and regrade the existing knoll of ledge along eastern edge of Great Road according to sketch provided.
5. Relocate the driveway for the existing house 91 feet north of the existing driveway.
6. The development must obtain a Physical Alteration Permit for the proposed driveways.
7. The existing garage must be removed before the subdivision can be recorded.

Daniel Campbell, Level Design Group, engineer for the applicant spoke to the Board. Mr. Campbell had a concern with condition #5 regarding the relocation of the existing driveway. It was discussed at master plan stage that if the ledge was not removed the driveway would need to be relocated 91 feet north. Since the applicant has agreed to remove the ledge along Great Road the existing driveway would not need to be moved. Mr. Ranaldi confirmed that the Town has the documentation to support this fact and condition #5 could be removed. Mr. Campbell has submitted a new plan, as requested, that

is stamped and signed by himself and Stephen Long, Professional Land Surveyor.

Vice Chairman Olean called for anyone wishing to speak on this application come forward. No members of the public came forward. Motion was made by member Bostic to close the Public Hearing was seconded by member Reilly at 7:31 pm. Motion was approved by all members.

Motion was made by member Hunt to approve the Preliminary Plan with conditions based on the TRC recommendations with the exception of condition #5 were seconded by member Reilly. Motion was approved by all members.

c. Stone Way Subdivision AP 23 Lot 91 Master Plan

Crescent Properties, Inc. Dexter Rock Road Discussion/Approval

Mr. Ranaldi stated that this is a new application under the 2005 Subdivision Regulations. This application represents the subdivision of one lot into four residential lots. The new lots would be accessed from a new 375 foot long cul-de-sac roadway. This application currently requires 7 waivers from the subdivision regulations. This project is located in the RA-40 zone requiring single family housing on 40,000 square foot lots minimum. The application received a certificate of completeness on July 30, 2008 and the Board has until November 28, 2008 to make a decision. The TRC and the Town

Engineering department reviewed the proposed plans and had a few concerns. The site contains large outcrops of ledge and significant wetlands. According to the plan submitted, the site contains 9.8 acres of land of which 4.99 acres are designated as wetlands. There are no indications of any existing wells or septic systems on the plan.

This information needs to be added to the plan. This subdivision requires 7 waivers. The applicant is requesting waivers under section 23 article E3 which is lots shall not have interior angles greater than 200 degrees. The applicant is requesting this waiver for lots 1, 2 and 3. The applicant is also requesting waivers under section 23 article E4 which is the lot depth to width ratio of no greater than 2 ½ to 1. The applicant is requesting this waiver for lots 1, 2, 3 and 4. The utilities are proposed to be connected to existing utilities on Dexter Rock Road. Access to the site is from Dexter Rock Road. Sight distance at the new intersection as proposed appears to be adequate.

The wetlands edge has been verified by RIDEM. There is a proposed detention basin near Dexter Rock Road. Ground water may be encountered in the area of the basin which would have to be further researched. The TRC feels that the request of 7 subdivision waivers to create 4 lots is excessive. A reduction in the amount of lots would reduce or possibly eliminate the large amount of waivers requested. The TRC feels that action should be explored before moving this application any further.

Daniel Campbell, Level Design Group, engineer for the applicant spoke to the Board. Mr. Campbell explained that this project is a 4 lot

subdivision with a creation of a new 375 foot long roadway off Dexter Rock Road. There is adequate sight distance at the intersection and the wetland edges have been verified. There are 7 waivers requested for this project. Three of the waivers are for interior angles. This is the second plan that has been submitted. The first plan was reviewed by the Town staff and modifications were made to eliminate 3 waivers. Mr. Campbell showed the Board a copy of the first plan submitted. As the Board can see there are no angles greater than 200 degrees on this plan but this plan does create odd shaped lots. This plan still would have required 4 waivers for depth to width ratio. The applicant felt that this current plan with more traditional shaped lots would be a better use of the space. This latest plan would require a total of 7 waivers. The lot is serviced by public utilities which have been confirmed with the appropriate officials. There are no private wells within 200 feet of this site. Vice Chairman Olean reminded the applicant that this Board is not normally inclined to approve subdivisions with this many waivers. The Board had discussions as to the amount of waivers requested for a small project. The applicant felt that reducing the number of lots will not necessarily reduce the number of waivers. Board members expressed concerns about moving this application to a public informational meeting as they are not comfortable with the plan in its' current state. Joelle Sylvia, for the Solicitor, reminded the Board that the applicant is entitled to a public informational meeting before a decision at master plan can be made.

Charles Belshe owner of the subject property spoke to the Board. Mr. Belshe stated that this lot of land is not easy to subdivide. It was thought earlier that the wetlands would not have been as extensive as they are and more lots could have been achieved. Mr. Belshe also stated that he understands the objective of the Town not to create irregular shaped lots. This plan was submitted to hopefully be the most reasonable even though it requires waivers. Mr. Belshe questioned whether there were a number of waivers the Board is looking to reduce to. Vice Chairman Olean stated that it is not just the number of waivers but it is the nature of the waivers requested for a new subdivision. Mr. Belshe questioned whether a continuance would be in order to consider alternatives. Vice Chairman Olean cautioned that the timeline for approvals would also need to be extended.

Motion was made by member Bostic to move this application to next month's meeting was seconded by member Ordonez. Motion was approved by all members.

MAJOR LAND DEVELOPMENT REVIEW

- a. Marriott Residence Inn AP 31 Lots 12 Public Informational
MHI II, LLC 640 George Washington Hwy Meeting – 7:30 pm
Master Plan
Discussion/Approval**

Vice Chairman Olean called the Public Informational Meeting to order at 7:52 pm. Roll call of the abutters list was read by the recording secretary. There was one response to the reading of the abutters list.

Vice Chairman Olean called for any other abutters in the audience whose name was not read be recognized. No responses were given.

Mr. Ranaldi stated that this application is a major land development. This application is under the 2005 subdivision regulations representing the commercial development of a 9.01 acre lot. The applicant is proposing to construct a four story 99,700 square foot extended stay hotel facility. The proposed hotel will be accessed from George Washington Highway. This application received a certificate of completeness on July 14, 2008 and the Board has until November 11, 2008 to make a decision. The Board has seen a similar application previously. The main concern for this application is traffic. Access from the north bound side of George Washington Highway will be via a U turn at a signalized intersection at Blackstone Valley Place. A traffic report has been submitted and states that if additional striping is added on Blackstone Valley Place to make a dedicated right turn lane then the traffic impact will be negligible. The traffic engineer is here tonight to speak on this issue. Sanitary sewers are available and the new building would have to connect to an existing private line with a permit from Narragansett Bay Commission. Public water is available to the project but the existing service lines would have to be relocated and upgraded to the Lincoln Water Commission standards. The owner has agreed to these

upgrades through their engineer. Drainage will be accomplished through two new underground infiltration systems and an underground detention basin on site. This application requires a Special Use Permit and a Dimensional Variance from the Zoning Board. Barring any unforeseen issues brought up at the public informational meeting, the TRC recommends approval of this master plan.

John Mancini, attorney for the applicant spoke to the Board. The applicant is here this evening requesting conditional master plan approval. The conditions would be receiving a Special Use Permit and Dimensional variance from the Zoning Board. The dimensional variance is for a front yard setback and the special use permit is for allowing a hotel in a ML-0.5 zone. The project is for a four story extended stay hotel with 108 rooms. This is part of a larger parcel which is 9 acres and the hotel will be a land unit condominium of that using approximately 3 acres.

Scott Lindgren, PARE Corporation, engineer representing the applicant made a presentation to the Board. This project is located at Assessors Plat 31 Lot 12 which is 9 acres in total size. The proposed limit of work is approximately 3 acres. The project is located on George Washington Highway and the building will be toward the front of the parcel. This project will be adjacent to the Amica facility. There is an existing office building on this site toward the rear and all of its' parking is in the rear of that building. The proposed project is

for an extended stay hotel of approximately 99,000 gross floor area. The footprint is almost 25,000 square feet. The building height is going to be 50 feet. There will be an indoor pool and athletic court facilities for the customers. Access to the hotel is off a private drive from George Washington Highway on the east side of the property. There will be two accesses off the private drive to facilitate traffic and emergency circulation to both the hotel and the existing office building. There are adequate parking facilities to meet the Town zoning code. The majority of the parking will be to the rear of the hotel to avoid parking lots between the hotel and George Washington Highway. All utilities are currently on site and will work with all appropriate utilities to obtain connection permits. The owner has agreed to upgrade and separate the existing water service per the Lincoln Water Commission request. All drainage systems will be underground. The applicant will apply for a Physical Alteration Permit from RIDOT for the drainage and access for the hotel. The applicant has an application on the Zoning Board agenda for the October meeting.

Michael Desmond, Bryant Associates, traffic engineer for the applicant made a presentation to the Board. Bryant Associates was retained to perform a traffic study as part of this development on George Washington Highway. The access to this site will be through the existing private driveway. The study area was George Washington Highway and the four closest intersections, Rt. 146 northbound ramp, Amica Center Boulevard, Blackstone Valley Place

and this existing driveway. Traffic counts were collected during the hours of 6:00 am to 10:00 am and 2:00 pm to 6:00 pm on weekdays at the four intersections. A thorough field study was performed to analyze area roadways. Accident data was requested and received from the Lincoln Police Department for the period from January 1, 2005 through July 30, 2008. Speed data was also collected using radar in the vicinity of the existing driveway. Information for the amount of traffic that this use will generate was derived from the ITE trip generation manuals. This manual helps determine peak traffic hours along with anticipated traffic volumes from this use. This information is added to the existing conditions information to determine this use will have on traffic in the area. Levels of traffic service are measured on a scale of A through F with A levels being the most favorable. The level of service that currently exists will remain unchanged with the addition of this hotel proposal. At the Town TRC request we looked at the intersection of Blackstone Valley Place. The plan is to make the single lane intersection on Blackstone Valley Place into a two lane intersection. There is sufficient room and design to accommodate this change at that intersection. This change will not alter the level of service letter but will slightly reduce the time it takes to enter George Washington Highway from Blackstone Valley Place. A safety analysis was performed at the driveway entrance at an approach speed of 50 mph. Design standards at this speed require a sight distance of 425 feet. The actual measured sight distance is in excess of 700 feet to the east. The accident data was reviewed and in the 3 ½ year period of time there was only one

accident at the driveway entrance. There is no data to support that accident conditions would be worsened by the addition of this hotel. The site plan was examined and found to meet Town and safety standards for parking and traffic flow. Based on Mr. Desmond's analysis the traffic conditions will remain virtually unchanged from the present with the addition of this hotel project. There would also be no reduction in safety because of this proposed project. Vice Chairman Olean questioned what would need to be done to modify the Blackstone Valley Place intersection. Mr. Desmond replied these modifications could be completed with pavement striping. Mr. Desmond also stated that the RIDOT would have to approve this configuration.

Edward Pimentel, Land Use Consulting Planner/Zoning Consultant representing the applicant made a presentation to the Board. The subject property is presently situated in a ML-0.5 zoning district. This is a manufacturing limited district which is defined to have office and associated uses which directly relate to limited manufacturing uses. The subject property is located within an industrial corridor according to the Town Comprehensive Plan. This is defined in the plan as "this part of Lincoln is and will continue to be the heart of commercial and industrial activity in the town given Lincoln's central location within northern Rhode Island. This planning area has the potential to be a suburban business center for the entire region. Lincoln will work to encourage and provide the types of services and amenities that will make this corridor center for business and cultural

activity.” The comprehensive plan also states a desire to maintain a ratio of 3.6 to 1 residential to commercial/industrial for tax base purposes. Town wide there is a total of 1,415 acres allocated to the commercial/industrial districts. A total of 76% of the 1,415 acres resides in this central commercial/industrial corridor of Lincoln. This shows that the Town wants to see this type of development in this area. This project is surrounded by four major roadway systems. Within a block radius of this proposed project, 86% of the land area is used for commercial/industrial uses. This is the area where these types of commercial/industrial uses are being located within the Town. This proposed building will be in character with the other commercial/industrial buildings within the general vicinity. The applicant will seek a Special Use Permit and a Dimensional Variance of 6 feet on the front yard setback from the Zoning Board. The reason for the dimensional variance is the location of the existing office building on site and the large grassed right of way as part of George Washington Highway. Mr. Pimentel expressed his professional opinion that this proposed project clearly fits in with the character of the area and the comprehensive plan along with the zoning ordinance.

Vice Chairman Olean questioned what the distance from the edge of pavement on George Washington Highway to the building was. Scott Lindgren replied that it is 115 feet. Member Bostic asked if the Fire Department has approved the modifications to the plan. Mr. Lindgren replied that they have met with the Fire Chief and are working out

details for emergency access to the front of the building. Member Mercurio inquired as to whether the size of the water main would be sufficient for fire suppression. Mr. Lindgren responded that the water main updates mentioned earlier will be sufficient for potable water and fire suppression. Town Engineer N. Kim Wiegand brought out a point about adding some pavement at the U-turn at Blackstone Valley Place to give more room for vehicles. Mr. Desmond responded that even though there is enough room for the U-turn currently, the applicant would be willing to consider adding more room for vehicles with RIDOT approval.

Vice Chairman Olean requested comments from the public. No members of the public came forward. Motion was made by member Mercurio to close the public informational meeting was seconded by member Bostic at 8:40 pm. Motion was approved by all members.

Motion was made by member Mercurio to grant master plan approval for the purposes of advancing this application to the Zoning Board with recommendations was seconded by member Hunt. Motion was approved by all members.

COMPREHENSIVE PERMIT

a. The Residences at Stone Creek AP 20 Lot 15 Master Plan

**Break Hill Development, Inc. Breakneck Hill
Rd. Discussion/Approval**

Mr. Ranaldi stated that this applicant has been before the Board since May 2008. This application is under the 2005 Subdivision Regulations and also the RIGL 45-53, Rhode Island Low to Moderate Income Housing Act. This application is reviewed under our 2005 subdivision regulations, comprehensive plan and affordable housing production plan. The Planning Board does a comprehensive review and can grant waivers of the subdivision regulations and zoning codes. The Board has until tonight to make a decision for master plan approval. This application represents a 70 unit senior residential condominium complex of which 18 units will be designated as affordable. This private condominium complex will have 26 duplexes and 6 triplexes. One of the greatest concerns is public utilities. Sanitary sewers were the greatest concern. The developer has proposed, along with the YMCA, to provide private sewer force mains down the shoulder of the road until it reaches the gravity sewer line in Breakneck Hill Road. The applicant has agreed to upgrade the east butterfly pump station with the sizes and wet well specifications that the Town Engineer recommends. The applicant will also provide an emergency backup generator for this pump station. Traffic was another concern and the applicant has provided a traffic report. The report notes that the community will maintain the level of traffic safety that exists along Breakneck Hill Road. The report did not discuss how this project would interact with the YMCA. Since the YMCA is not ready to move forward with their plans, the burden of this traffic interaction will fall with the YMCA to overcome any traffic

concerns. Some approvals will be required at the preliminary plan stage. These approvals are obtain a RIDEM wetlands permit, NBC permit, RIDOT Physical Alteration Permit and Lincoln Water Commission approval. Based on this review the TRC feels that any concerns are minor in nature and recommend approval with conditions of this master plan. Mr. Ranaldi worked with the Town Solicitor to review the findings of fact that the Board must incorporate them into their decision.

John DiBona, attorney for the applicant made a presentation to the Board. Attorney DiBona reminded the Board members of the binder submission that was provided which details how this applicant meets the burdens for master plan approval. A summary of benefits to the Town was provided to Mr. Ranaldi last week which includes a fiscal impact report. The benefits to the Town are listed at approximately \$225,000. Some benefits could not be measured as the Town will not have to provide some services because this is a private condominium project. The traffic report has been previously updated per the Boards' request to include how the traffic from this project will interact with the YMCA. It is the applicants' traffic engineers' opinion that this project will have no significant impact on the traffic. If the Board sees fit to approve this master plan then the Board is required to make positive findings of fact under RIGL 45-53-4. Mr. DiBona stated that the applicant has proven that this master plan is consistent with local needs and the comprehensive community plan with particular emphasis on the community affordable housing plan.

This master plan is in compliance with the standards and provisions with the municipality zoning ordinance or where waivers are called for local concerns do not outweigh the State need for low to moderate income housing. All low and moderate units are integrated throughout the development. The proposed development will have no environmental impacts on the surrounding area. This project will not present any health or safety impacts on the current or future residents of the community. The development will have an adequate and permanent access to a public street. The proposed development will not result in the creation of individual lots with any physical constraints that would inhibit building on these lots. Mr. DiBona stated that he believes the applicant has presented evidence that would allow the Board to find positive findings of fact to approve this master plan.

Member Mercurio expressed a concern about this developer sharing the cost of a sewer force main with a nonprofit 501-3C corporation such as the YMCA. Member Mercurio had conversations with State officials and believes this would not be possible. Mr. DiBona replied that he was not aware of that but would look further into this issue. Member Mercurio also expressed a concern of co-ownership of the sewer lines. Ms. Wiegand explained that the lines would not be co-owned. This developer and the YMCA would each have their own force main on the shoulder of the road. Ms. Sylvia explained that this ownership language would be specifically spelled out in the easement and condominium documents. Member Mercurio

expressed a continuing concern for traffic. Member Hunt expressed his continuing concern for the area drainage. Ms. Wiegand responded that she has not fully reviewed the drainage plan but conceptually the applicant has shown they can provide for their drainage on site. Ms. Wiegand went on to say that the major existing drainage problems in the area are being caused by Rt. 146 highway.

Member Reilly read into the record the findings of fact that the Board has found. Based on the TRC reports, testimony at various hearings, plans and reports of Town Officials, the Board makes the following findings of fact. The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on community's affordable housing plan and satisfactorily addresses the issues where there may be inconsistencies. The proposed development is in compliance with the standards and provisions with the municipalities zoning ordinance and subdivision regulations and where expressly varied or waived local concerns that have been affected by relief granted do not outweigh state and local need for low to moderate income housing. All low and moderate income housing units proposed are integrated throughout the development and are comparable in size and architectural style to the market rate units within the project and will be built and occupied prior to or simultaneous with construction or occupancy of any market rate units. There are no significant environmental impacts from proposed development as shown on the final plan and all required approvals. There will be no significant

negative impacts on the health and safety of the current or future residents of the community in the areas including but not limited to safe circulation of pedestrian and vehicular traffic, provisions of emergency services, sewage disposal, availability of potable water, adequate surface water runoff and preservation of natural, historical and cultural features that contribute to the attractiveness of the community. All proposed land developments and subdivision lots have adequate and permanent physical access to public streets in accordance with RIGL 45-23-65. These are the findings of facts.

Motion made by member Reilly based on the previously mentioned findings of fact, testimony and TRC reports to grant master plan approval with the conditions outlined by the Town Planner in the TRC report was seconded by member Bostic. Town Planner asked that the written report entitled “Recommended Findings for The Residences at Stone Creek” be entered as an exhibit. Vice Chairman Olean accepted that report an exhibit on the record. Members Reilly, Ordonez, Bostic and Olean voted in favor of the motion. Members Mercurio and Hunt voted in opposition to the motion. The motion was approved 4 to 2.

b. Nafta Mills II AP 34 Lot 460 Pre-Application

A.F. Homes LLC New River Road Discussion

Mr. Ranaldi stated that this is a new application strictly for discussion and there is no review period. The applicant is strictly

looking for feedback at this stage. This is an application for a comprehensive permit on New River Road, Assessors Plat 34 Lot 460.

The plan calls for the development of 40 condominium units with associated parking areas. The TRC reviewed this application and had a few concerns. The site plan shows the proposed development encompassing a vacant area with a new access to New River Road. The plan shows only one means of egress which is a safety concern. The plan should be reviewed with the Manville Fire Department for fire and rescue accessibility and internal circulation. The adjacent parcel was a former mill so the TRC has concerns about the environment. A small detention basin is depicted on the plan and the TRC is concerned as to whether this system can handle the drainage. A traffic report and a Physical Alteration Permit would be required since New River Road is a State owned highly traveled road. The TRC is also concerned about an increase of cut through traffic on Mussey Brook Road. However, it is not known whether that could be resolved from this development. There is a sanitary sewer line along the northerly property line which crosses New River Road which has capacity but the line is very old. This line would need to be thoroughly examined and repaired as necessary. The Lincoln Water Commission would have to review this proposal. Member Mercurio questioned what the concern was for one egress. Mr. Ranaldi stated that because the parking area is very dense and there is not much traffic circulation. Therefore it would be more difficult to egress in an emergency.

John Mancini, attorney for the applicant made a brief presentation to the Board. Mr. Mancini reiterated that this application is at pre-application stage. The applicant is just looking for feedback from the Town. The plans are at a level where they could be submitted for master plan however the applicant has not received a letter of eligibility from Rhode Island Housing. The applicant is in the process of obtaining that letter. This lot is approximately 3 acres of land. The applicant is proposing 40 condominium units with 50% affordable. The units are going to be a combination of 2 bedroom and 3 bedroom units with no age restrictions. The applicant has reviewed the TRC report and believes the concerns are minor especially at the stage we are at. This parcel was formerly identified in the Town affordable housing plan. This parcel is in a RS-20 zone so the applicant would be seeking a waiver in the density of that zone similar to other projects in Town. The project is fully serviced by public utilities. The applicant believes the concerns can be met when they formally apply at the master plan level. Some discussions took place as to how Rhode Island Housing fixes the rates for affordable units. Mr. Mancini assured the Board that there are no environmental issues on this parcel of land. Mr. Ranaldi brought up the point that this parcel has single family development around it currently. Mr. Ranaldi expressed concerns about how to buffer this development from the single family housing that exists today.

SECRETARY'S REPORT

The Board was given three sets of minutes to review. They are for May 28, 2008, June 25, 2008 and July 23, 2008. The Town Planner Al Ranaldi stated that he has reviewed these minutes.

Motion made by member Mercurio to dispense with the reading of the May 28, 2008 minutes was seconded by member Hunt. Motion was approved by all members.

Motion made by member Mercurio to accept the minutes of May 28, 2008 as redrafted was seconded by member Reilly. Motion was approved by all members.

Motion made by member Reilly to dispense with the reading of the June 25, 2008 minutes was seconded by member Mercurio. Motion was approved by all members.

Motion made by member Reilly to accept the minutes of June 25, 2008 as presented was seconded by member Hunt. Motion was approved by all members.

Motion made by member Reilly to dispense with the reading of the July 23, 2008 minutes was seconded by member Hunt. Motion was approved by all members.

Motion made by member Reilly to accept the minutes of July 23, 2008 as presented was seconded by member Mercurio. Motion was approved by all members.

Motion was made by member Reilly to adjourn which was seconded by member Bostic at 9:54 pm. Motion was approved by all members.

Respectfully submitted,

Russell Hervieux